

PUBLIC NOTICE

CITY OF PROVIDENCE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903-3902

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street on Wednesday, July 27, 2011 at 5:30 P.M. and 7:00 P.M when all persons interested will be heard concerning the following matters pursuant to Section 902 of the Zoning Ordinance:

5:30 P.M.

On May 25, 2011 the Board continued the following matter for hearing:

166 VALLEY STREET, LLC: 166 Valley Street, Lot 598 on the Tax Assessor's Plat 62 located in an Industrial M-1 Zone and the Industrial Commercial Buildings District; filed an application seeking a dimensional variance and relief from Sections 425.3 and 705.1 pursuant to Section 200 in the proposed addition of 48 new parking

spaces along the western edge of the existing parking lot. Further, the applicant proposes to re-stripe portions of the parking lot to gain an additional 23 spaces, 5 of these spaces would be created by striping certain areas for compact spaces. The proposed alterations would add a total of 71 spaces to the parking lot. The lot in question contains approximately 9.4 acres of land area.

NEW MATTERS

S & L REALTY, LLC: 87 Sutton Street, Lot 176 on the Tax Assessor's Plat 28 located in a Residential R-3 Three-Family Zone; to be relieved from Section 202.6 and 304 in the proposed change in use of the property from a two-family to a three-family structure. The applicant seeks a dimensional variance from regulations governing intensification of a nonconforming use by dimension; whereby, a three family dwelling in an R-3 district requires 6,000 square feet of land area. The lot in question contains approximately 4,000 square feet of land area.

PRI XIV, L.P.: 197 Fountain Street a/k/a 16-24 Empire Street and 45 Greene Street (corner Broadway), Lots 116 & 436 on the Tax Assessor's Plat 25 located in a Downtown D-1 Zone and the DOWNCITY Overlay District. The applicant seeks a dimensional variance requesting relief from Section 502.5(F) pursuant to Section 200 in the proposed continuation of the transitional use of a surface parking lot. The lots in question total approximately 40,441 square feet of land

area.

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS: 141 Dora Street a/k/a 227, 231, 240 & 241 Webster Avenue (corner of Progress Ave.), Lots 312, 313, 360 & 363 on the Tax Assessor's Plat 104 located in a Residential R-3 Three-Family Zone; filed an application seeking relief from Section 704.2(C) (D) pursuant to Sections 200 and 902.3 in the proposed development of a parking lot to be located on Lots 312 & 313. Further, the applicant proposes to merge Lots 312 (227 Webster Ave.) & 313 (231 Webster Ave.) into Lot 363 (241 Webster Ave. a/k/a 141 Dora St.) creating one lot. Lot 360 (240 Webster Ave. corner of Dora St.) is across Webster Avenue from the church and being used as accessory parking pursuant to a previous variance, and there will be no change. Lot 360 contains 5,000 square feet of land area. The applicant is requesting a dimensional variance for Lots 312, 313 & 363 and seeks relief from regulations governing paving limitations, whereby 50 percent of the rear yard is allowed to be paved and the proposed pavement is 70 percent and the number of allowed curb cuts is one per lot and when the three lots are merged, there will be three curb cuts for the one large lot. The lots in question contain approximately 26,000 square feet of land area.

On December 27, 2010, the Board continued the following matter for hearing:

MARK WATSON: 52-54 Whittier Avenue, Lot 327 on the Tax Assessor's Plat 105 located in a Residential R-2 Two Family Zone; filed an application for permission to be relieved from Sections 201.6, 201.7, 303-use code 14 and 304 and proposes to create a fourth dwelling unit on the third floor of the existing building. The current legal use of the subject property is three residential units. This proposal meets the parking requirement. The applicant is seeking use and dimensional variances; whereby, the R-2 district restricts the use to two-dwelling units only. Relief is being sought from regulations governing the expansion and intensification of a legally existing nonconforming use, and lot area per dwelling unit. The lot in question contains approximately 5,000 square feet of land area.

7:00 P.M.

C. GARRETT PALM AND FIONA R. KENNY: 8 Parkside Road, Lot 260 on the Tax Assessor's Plat 41 located in Residential R-1 One Family Zone. The applicant seeks relief from Sections 202.4 and 304 in the proposed construction of two additions to the existing single-family dwelling. One addition would be 2'1" x 12'8.5" located at the northwest rear corner and a second addition would be 10'6.5" x 9'3 5/16" located at the southwest rear corner. The applicant seeks a dimensional variance for relief from regulations governing additions & enlargement of a building nonconforming by dimension, and rear yard setback. The lot in question contains approximately 4,000

square feet of land area.

101 PLAIN, LLC, APPLICANT: 9-31 Frank Street, Lots 306, 625, 626, 634 and 635 on the Tax Assessor's Plat 23 located in a Residential R-3 Three-Family Zone. The applicant seeks relief from Sections 303-use code 64.1 pursuant to 902.3 to install a principal parking lot for use by employees, patrons, and tenants (including Women and Infants Hospital) of the property across Frank Street located at 101 Plain Street and known as Bay Tower. A use variance is sought because accessory parking for a commercial use is not permitted in the R-3 district. The lots in question contain a total of 18,140 square feet of land area.

PETTIS PROPERTIES, LLC, OWNER AND CAPITAL ADVERTISING, LLC, APPLICANT: 58 Printery Street, Lot 447 on the Tax Assessor's Plat 2 located in a Heavy Commercial C-4 Zone. The applicant filed an application requesting relief from Section 303-use code 68, 305, 603.2, 603.3 and 607.4 in the proposed construction of a new "V" shaped billboard, 112 feet in height, consisting of two sign panels each panel face measuring 48' x 14' attached to a monopole, one sign panel would face in a generally northerly direction and one sign panel

facing in a generally southerly direction. The applicant is requesting use and dimensional variances and seeks relief from regulations governing freestanding signs, maximum sign area, height, signs that move and billboards. The lot in question contains approximately 11,589 square feet of land area.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

**PETER D. CARNEVALE, SECRETARY
(401) 421-7740 EXT 376**

YEAR 2011

SCHEDULE OF MONTHLY MEETINGS

LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)

**PROBATE COURT CHAMBER, FIFTH FLOOR, PROVIDENCE CITY
HALL**

**25 DORRANCE STREET
PROVIDENCE, RHODE ISLAND**

Monday, January 10 and 24, 2011 - cancelled

Monday, February 14 - cancelled and 28, 2011 - rescheduled

**Monday, March 14, Wednesday, March 16 and Monday, March 28,
2011**

Monday, April 11, Wednesday, April 20 and Monday, April 25, 2011

Monday, May 9 and Wednesday, May 25, 2011

Monday, June 13, 2011

Monday, July 14 and Wednesday, July 27, 2011

Tuesday, August 9 and Monday, August 22, 2011

Monday, September 12 and 26, 2011

Tuesday, October 11 and Monday, October 24, 2011

Monday, November 14 and 28, 2011

Monday, December 12 and Tuesday, December 27, 2011

Any change in dates will be noticed in writing and/or e-mail to the Office of the Providence City Clerk and the Office of the Rhode Island Secretary of State.

Meetings may be continued from day to day and time to time at the discretion of the Zoning Board of Review.

Peter D. Carnevale

Secretary

(401) 421-7740 ext. 376 and/or e-mail at pcarnevale@providenceri.ri.